

MINUTES

DESIGN REVIEW BOARD OF THE CITY OF IMPERIAL BEACH

SPECIAL MEETING

City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932

FRIDAY, AUGUST 1, 2014

In accordance with City policy, all Design Review Board meetings are recorded in their entirety and recordings are available for review. These minutes are a brief summary of actions taken.

1.0 CALL TO ORDER

CHAIRPERSON NAKAWATASE called the Special meeting to order at 4:05 p.m.

ROLL CALL

BOARD MEMBERS PRESENT: Lopez, Bowman, Schaff, Nakawatase, Phelps (arrived at 4:10 p.m.)
BOARD MEMBERS ABSENT: None
STAFF PRESENT: Assistant City Manager Wade, Senior Planner Foltz, City Clerk Hald

2.0 PUBLIC COMMENTS

None.

3.0 CONSENT CALENDAR

3.1 MOTION BY SCHAFF, SECOND BY LOPEZ, TO APPROVE THE MINUTES FOR THE JUNE 30, 2014 DRB SPECIAL MEETING.

MOTION BY. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LOPEZ, SCHAFF, NAKAWATASE

NOES: NONE

ABSENT: PHELPS

ABSTAIN: BOWMAN

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 REPORT: INTEGRAL COMMUNITIES (OWNER/APPLICANT); DESIGN REVIEW CASE (DRC 130028), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND ENVIRONMENTAL INITIAL ASSESSMENT (EIA 130031) FOR THE DEMOLITION OF AN EXISTING RECREATION VEHICLE PARK AND CONSTRUCTION OF 193 NEW RESIDENTIAL CONDOMINIUM UNITS AT 500 HIGHWAY 75 IN THE C/MU-1 (GENERAL COMMERCIAL & MIXED-USE) ZONE. MF 1100.

BOARD MEMBER PHELPS arrived at 4:10 p.m.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item. He reported that the project will have 193 residential condominium units and a Class 1 bike path would extend from Highway 75 to the Bayshore Bikeway. He reviewed vehicular access, the greenbelt areas, recreational amenities, parking and the location of the bike path. He also reviewed the site plan, wetland buffer, the bike path connection and project elevations. He recommended

consideration of the project design and approval of the project to the city Council with recommendations by the Design Review Board.

MARC PERLMAN, representing Integral Communities, announced Damian Taitano, with Summa Architecture, will show a video of the project. He also stated that Don Patterson, landscape architect and Melissa Krause, Project Manager with Integral Communities are available to answer questions.

DAMIAN TAITANO, with Summa Architecture, showed a video of the project and described the project and reviewed the design.

BOARD MEMBER BOWMAN expressed concern about the proposal of only one recreational area and questioned if this was adequate.

SENIOR PLANNER FOLTZ responded that there is no minimum requirement per the municipal code and commented that they are usually market driven.

MARK PEARLMAN also responded by saying there is a pool, Jacuzzi and tot lot in the main recreational area, passive areas between buildings where children can play, there are areas with tables and barbeques, and where there are connections to the bike trails there will be bike storage lockers and there will be community bikes available to residents. He also added that the beach, located nearby, is also a recreational area.

In response to Board Member Bowman's comments about a housing community that has existed since the 1960's and has several pools, open lawn areas and private patios, DAMIAN TAITANO explained that where you see multiple pools and other amenities are usually with rental product because they have to entertain and sell to people. Renters pay for it as they go. Homeowners, on the other hand, don't want to pay for the amenities in perpetuity. Having one of everything is more desirable to a homeowner because the HOA fee isn't equal to the mortgage. There needs to be a balance of the financial impacts.

In response to Board Member Bowman's question about connecting the Bike path to the south side of SR75, ASSISTANT CITY MANAGER WADE responded by giving a history of the City's efforts for a long desired immediate connection from the Bayshore Bikeway to the beach. A project that was in the works (the Bike Spur and part of the TEA 21 Silver Strand Enhancement Project) for a Class 1 facility that connected Rainbow Dr. to Palm Ave. was not pursued for a number of reasons, most of which related to excessive costs. City Council directed staff to find an alternate route. He reviewed the concepts for getting bicyclists safely from Palm Ave. to the beach, up Rainbow Dr. and to the Class 1 Facility.

In response to questions of the Board, ASSISTANT CITY MANAGER WADE and SENIOR PLANNER FOLTZ explained pedestrians and bicycles can enter and exit through the gate on 7th Street. Vehicles would have to use the driveway off of SR75.

CHAIR NAKAWATASE expressed concern about traffic on SR75 when elementary school children are driven to and from school. She questioned if it is possible to alter the 7th Street entryway to allow for residential vehicular access.

ASSISTANT CITY MANAGER WADE stated that at a community workshop where neighborhood residents were in attendance, the neighbors did not want access through their neighborhood due to traffic impacts. He stressed that there is a need to meet the needs and the desires of existing residents as well as what functions well from a traffic impact standpoint. He

stated that the entryway could be redesigned but the applicant would need to revisit their traffic impact analysis to determine the impacts to the neighborhood streets.

BOARD MEMBER LOPEZ suggested exit only access off of 7th Street.

In response to Board Member Phelps question about impacts to Rainbow Ave., ASSISTANT CITY MANAGER WADE stated that in out-year 2030 scenarios that goes to a Level of Service D in the evening. So there are potential impacts but there is little that the developer can do to control that intersection because SR75 is controlled by Caltrans. He also stated that the City is planning and designing pedestrian enhancements and crosswalks (a separate project) on SR 75 and the applicant has expressed that they will pay their fair share towards the construction of the improvements.

In response to Board Member Bowman's question regarding visitor parking, DAMIAN TAITANO stated that there are 18 designated parking spaces and he noted that they are offering more parking than is required.

BOARD MEMBER SCHAFF expressed concern about maintenance/removal of trash containers by homeowners and he was also concerned about the elementary school traffic.

With regard to the design of the project, the following comments were made:

Three residential units adjacent to 7th Street:

BOARD MEMBER BOWMAN commented that it is odd that there are only three homes in that area.

BOARD MEMBER LOPEZ suggested that a secondary emergency gate be installed to allow the three homes access off of 7th Street.

With regard to color, BOARD MEMBER LOPEZ likes the continuity of the project.

In response to Board Member Schaff's question about color, DAMIAN TAITANO stated that the original color was more intense. The proposed color is as presented which are muted colors of blue, green and beige.

BOARD MEMBERS BOWMAN AND SCHAFF stated that they like the proposed colors.

Two-story and Three-story condominiums:

No changes were recommended.

CHAIR NAKAWATESE stated that the use of space was very well thought out, the easement for mitigation, the bikepath and the entryway on Highway 75 were generous gifts to the community. She supported the project.

There were no public comments.

The Design Review Board discussed their recommendations.

MOTION BY NAKWATASE, SECOND BY LOPEZ, TO ACCEPT THE DESIGN REVIEW CASE (DRC 130028)), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND ENVIRONMENTAL INITIAL ASSESSMENT (EIA 130031) AS PRESENTED WITH A CONDITION THAT THE 7TH STREET EMERGENCY ACCESS LANE BE AN EXIT ONLY GATE FOR THE RESIDENTS.

Discussion:

BOARD MEMBER SCHAFF stated that the motion did not include a consideration of a specific timeframe. He questioned if it was to be exit only at all times.

BOARD MEMBER BOWMAN stated that there was a comment about making the access lane accessible to the three single family homes.

BOARD MEMBER LOPEZ clarified that it was only a suggestion.

CHAIR NAKAWATASE stated that she would modify her motion as follows:

MOTION BY NAKAWATASE, SECOND BY LOPEZ, TO ACCEPT THE DESIGN REVIEW CASE (DRC 130028)), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND ENVIRONMENTAL INITIAL ASSESSMENT (EIA 130031) AS PRESENTED WITH A CONDITION THAT THE 7TH STREET EMERGENCY ACCESS LANE BE AN EXIT ONLY GATE FOR THE RESIDENTS BETWEEN THE HOURS OF 6:00 A.M. TO 9:00 A.M. MOTION CARRIED BY THE FOLLOWING VOTE:

**AYES: BOARD MEMBERS: PHELPS, LOPEZ, BOWMAN, SCHAFF, NAKAWATASE
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: NONE
ABSTAIN: BOARD MEMBERS: NONE**

5.0 INFORMATIONAL ITEMS/REPORTS

ASSISTANT CITY MANAGER WADE stated that the design for 9th St. and Palm Ave. project is being refined and it will be presented to the Design Review Board in the near future.

6.0 ADJOURNMENT

CHAIRPERSON NAKAWATASE adjourned the meeting at 5:25 p.m.

Approved:

_____/s/_____
Shirley Nakawatase,
DRB Chairperson

Attest:

_____/s/_____
Jacqueline M. Hald, MMC
City Clerk